

**IBC Brief Summary**

Area Table	
First Floor	2042sf
Second Floor	1354sf
Third Floor	1354sf
TOTAL	4750sf

Garage	658sf
1st Floor unit	1293sf
2nd and 3rd Floor units	1330sf

	IBC	NFPA
Use	R-2	Residential, Apartment Building
Sprinkler System	NFPA 13R	NFPA 13R
Occupancy Load	23	23
Construction Type	VB	Any construction type
Number of exits	1	1

- IBC**
- 310.1 Residential Group R-2 (3-unit apartment)
  - 310.1 Residential Group R-2 (Apartment Building)
  - Storage Group S-1 (under 10% of Basement accessory use)
  - Utility Group U (Private Garage)
  - 406.1.4 Wall separation between dwelling units and private garage: ½" gypsum minimum
  - 420.2 Walls separating units and uses: fire partitions by 709
  - 420.3 Floors separating units and uses: horizontal assemblies by 712
- 503 R-2 VB 7,000sf 2 stories 40' high
- 504.2 NFPA 13R Sprink. +1 story +20'
- 504.3 Towers, spires and steeples can be 20' taller when of combustible materials. They may NOT be habitable, but MAY be for circulation.
- 508.2.1 Accessory occupancies limited to 10% of building area of story

- 601 No rating requirements
- 602 X=10' No Exterior wall rating

- 705.2 Wall projections are limited in length
- 705.8 10' - 15' UP NS 15% Window openings allowed
- 707.3.1 Fire barriers required for shaft enclosures
- 707.4 Exterior walls that are part of a shaft are rated as exterior wall only.
- 707.5 Continuity from foundation or floor decking to slab or deck above, and continuous through concealed spaces.
- 707.5.1 Supporting construction for 1-hour fire barriers in VB does not need to be rated.
- 708.4 Shaft enclosure requires 1-hr rating for < 4 stories connected
- 708.11 Bottom of shaft shall have equal rating or shall open into space with equal rating
- 709 No walls separating units in flats construction
- 712.3 1-hr horz. assembly separation between dwelling units
- 712.4 Structure supporting horz. assemblies need not be rated in VB & separating dwelling units
- 712.5 Ceiling penetrations, including electrical boxes must be rated according to 713
- 713.4.1.1 Electrical boxes must be listed for use in fire rated assemblies
- 715.4 1-hr door required in 1-hr rated shaft
- 715.4.8 Closer and latch required for fire doors

- 901.6.1 Supervising NFPA 72 service is required for sprinkler systems
- 903.2.8 Sprinkler system required
- 903.3.1.2 NFPA 13R allowed with Group R up to 4 stories
- 903.3.1.2.1 Sprinklers required on exterior under balconies and decks when people occupy the space under the deck.
- 905.3 Standpipe not required in R-3
- 907.2.9.1 No manual alarm system required for 3-story 3-unit
- 907.2.11.2 Smoke Detector locations as shown on plan

- 1003.3.3 Handrails are permitted to protrude 4 ½" from the wall
- 1004.1.1 Residential Occupancy Load
- 200 gross 4542sf 23 occupants
- 1005.1 Min horz. egress width 0.2"/occupant 4.6"
- Min stair egress width 0.3"/occupant 6.9"
- 1005.2 Doors in any position shall not reduce the required width by more than 1/2
- Door encroachment doesn't apply in individual dwelling units
- 1006.1 Egress lighting not required within units
- 1006.3 Emergency lighting not required in building required to have only one exit.
- 1008.1.1 Minimum door width of 32" clear or 36" leaf
- Minimum width does not apply to interior doors in dwelling units
- Min door height: 6'-8"
- 1009.1 Min stair width: 36" (due to occ load under 50)
- 1009.2 Stair headroom: 80" min
- 1009.4.2 Max riser height in common spaces: 7"
- Min tread depth in common spaces: 11"
- 1009.5 Min landing depth: 36"
- 1009.12 Handrails shall be on both sides of stair (according to 1012)
- 1012.2 Handrails height 34"-38"
- 1013.2 Guards min height 42"
- 1014.3 Common path of travel limit 75'
- 1015.1 One exit is allowed per unit when sprinkled and occupant load is less than 20
- 1016.1 Max exit access travel distance: 250'
- 1021.1 One exit is allowed per unit when sprinkled and occupant load is less than 20
- 1021.2 One exit allowed for entire building by this table

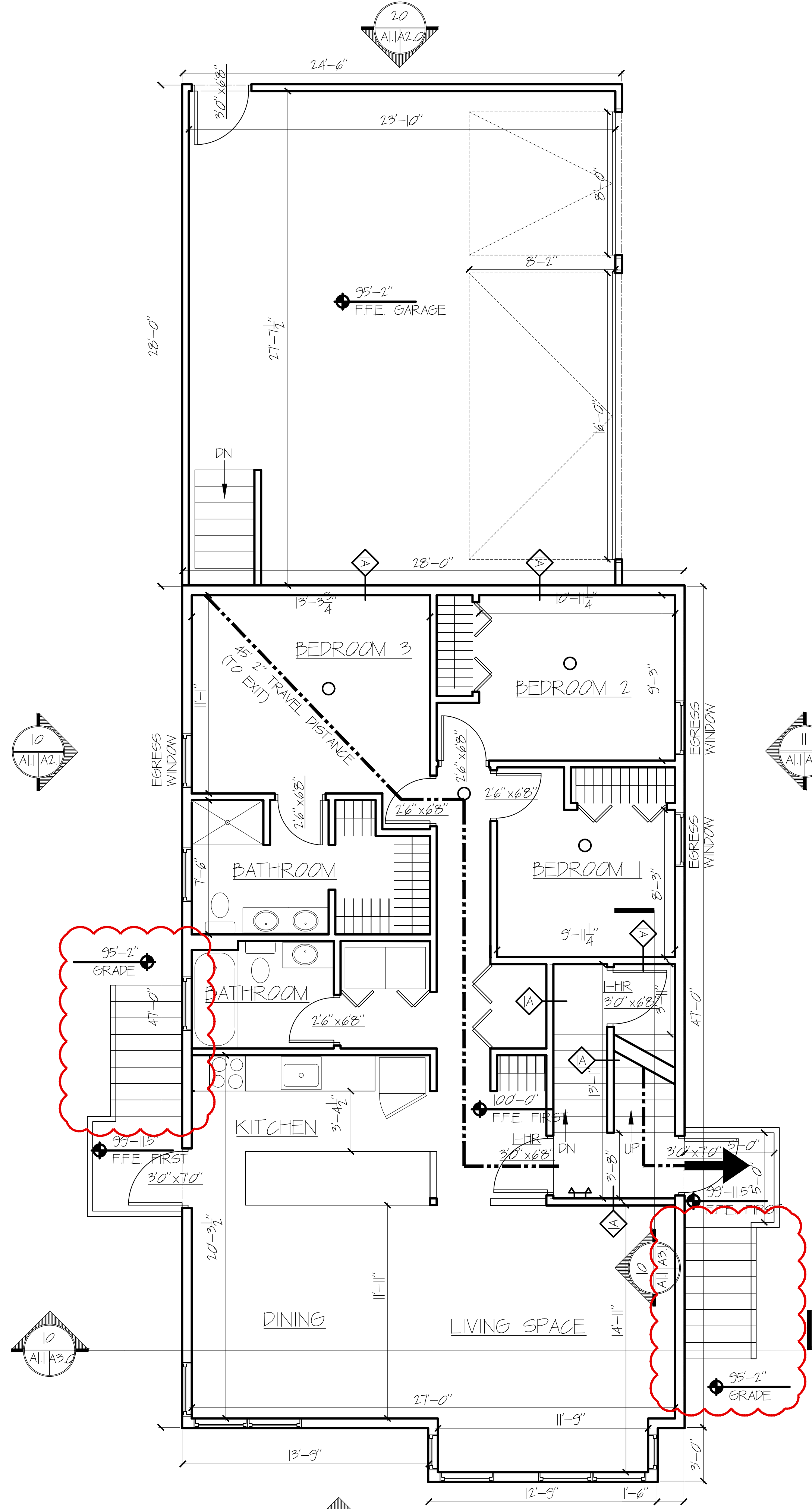
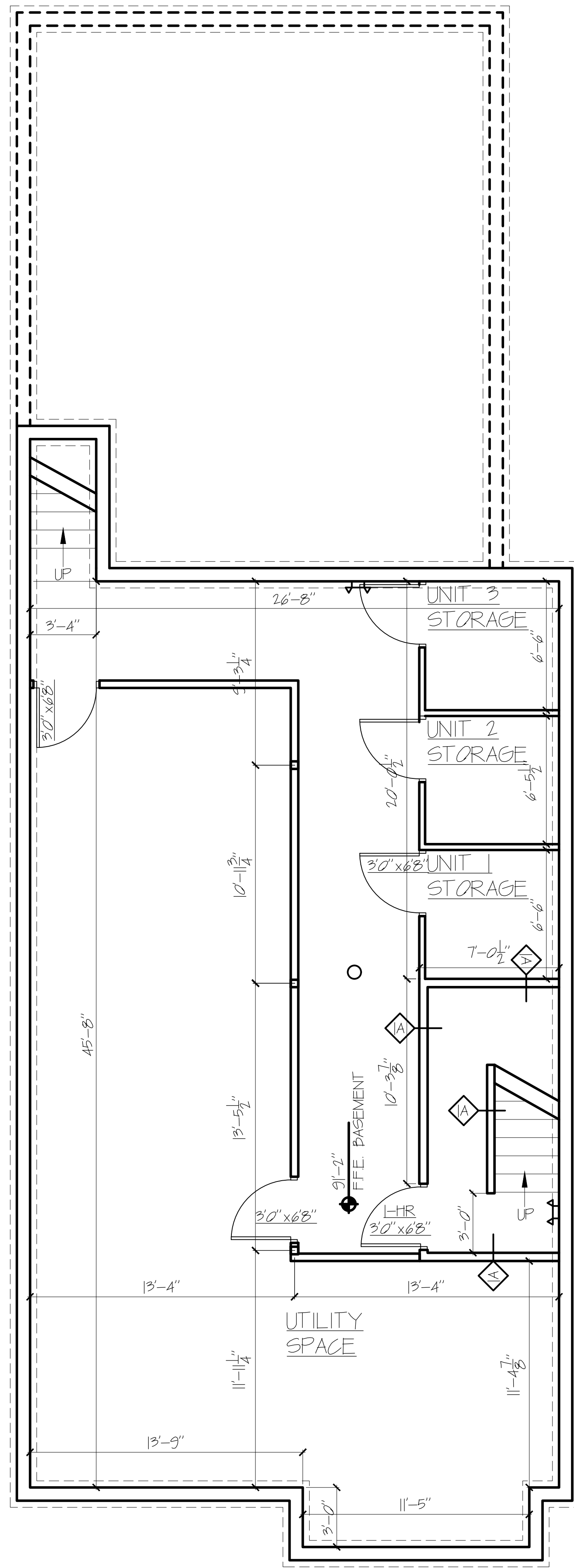
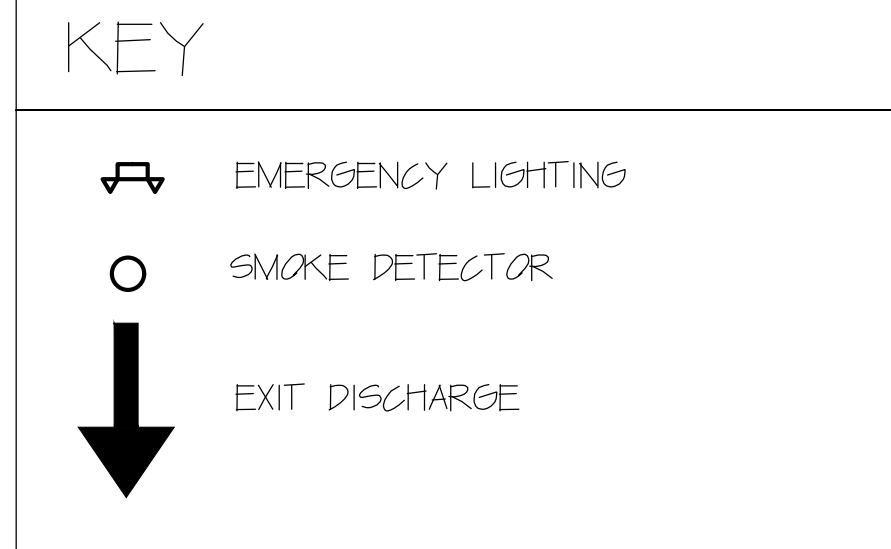
**IECC - Climate Zone 6**

402.1.1 Fenestration U-Factor	0.35
Ceiling R-Value	49
Wall R-Value	20
Slab R-Value	10

**NFPA 101**

3.3.32.5 New Building	
6.1.8.1 Residential Occupancy	
6.1.8.1.1 Apartment Building	
6.2.2.3 Ordinary Hazard of Contents	
7.3.1 Occupancy load:	
200 gross 4542sf	23 occupants

**ADA** ADA does NOT apply  
**Fair Housing** Fair housing does NOT apply (due to less than 4 units)



4/10/15

PROJECT NO. **15002**  
 PROJECT NAME **WALTON STREET PORTLAND, ME**

REVISIONS

1	6/18/2015	
2	6/25/2015	
3	9/3/2015	
4	9/25/2015	
5		

**CONSTRUCTION SET**

DRAWN BY **EAC**  
 SHEET TITLE **FLOOR PLANS**

ISSUE DATE **4/10/15**  
 SHEET SCALE **1/4" = 1'-0"**

**A**

**1.1**